

# Green Zones Program

## RPC Discussion



# Green Zones Program

## General Plan and Transit Oriented Communities Section

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Case #: RPPL 2018004908

RPC Discussion

May 27, 2020



# Green Zones Program Background & Goal

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- Initiated by the Board of Supervisors in 2015 as part of the Equitable Development Work Program to address environmental justice issues in unincorporated communities.
- Develop land-use strategies to improve the public health and quality of life of residents in communities that have been historically and disproportionately impacted by multiple polluting sources.



# Green Zones Program Components

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Environmental Justice  
Screening Method



Zoning Code and  
General Plan  
Amendments



Stakeholder  
Engagement



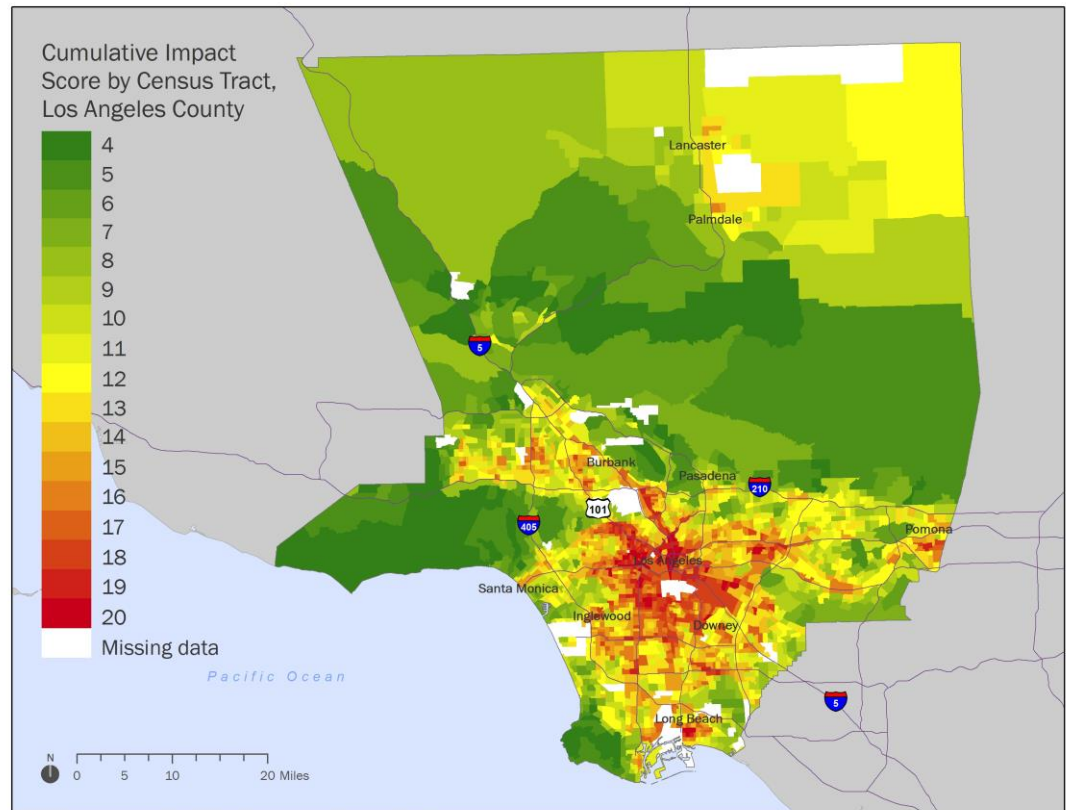
Business Incentives



Agency Coordination

# Environmental Justice Screening Method (EJSM)

- Developed in partnership with USC and Occidental College.
- A GIS mapping tool to that analyzes various data layers and indicators (sensitive uses, socioeconomic data, and sources of pollution).
- One of the tools used to identify the 11 Green Zone Districts in the unincorporated areas.



# Groundtruthing (2018)

- Consists of walking the community, making observations, and reporting back firsthand knowledge gathered and valuable qualitative information based on personal experience.
- DRP partnered with two CBOs to conduct groundtruthing in pilot communities: East LA, Florence-Firestone, portion of Walnut Park. 115 residents participated in 7 events and surveyed ~ 8,000 addresses.
- Results from these activities were reported back to the larger communities at gatherings with Supervisor Solis and Supervisor Ridley-Thomas of the 1<sup>st</sup> and 2<sup>nd</sup> District.



# General Plan Amendments

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## Additional Text and Policies in Various Sections

- Guiding Principles
- Land Use Element
- Public Services and Facilities Element
- Appendix C (Land Use Element Resources)

## Land Use Designation Plan Amendments

Plan Amendment to the Land Use Designation for 15 parcels that we are proposing to re-zone from M-2 to M-1.

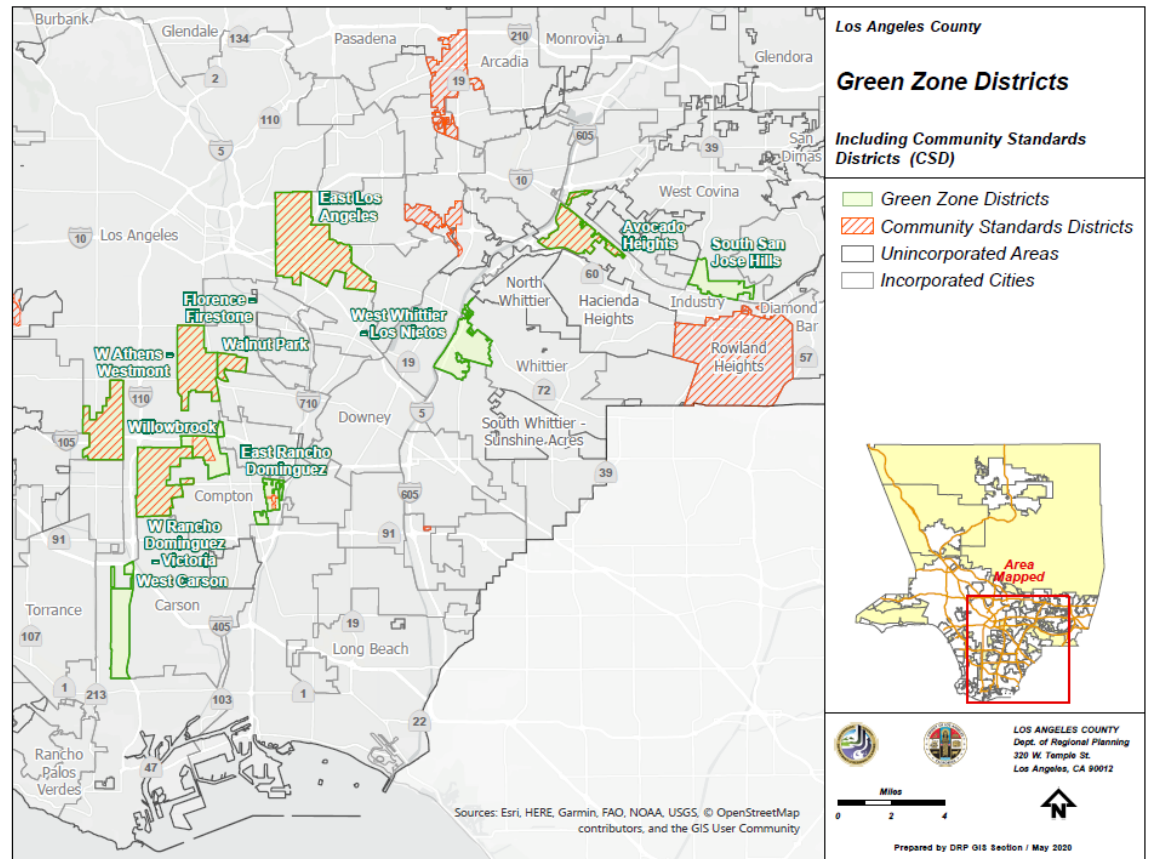




# Zoning Code Changes

## Identification of Green Zone Districts (22.84):

- Avocado Heights
- East Los Angeles
- East Rancho Dominguez
- Florence-Firestone,
- South San Jose Hills,
- Walnut Park
- West Athens-Westmont
- West Carson
- West Rancho Dominguez-Victoria
- West Whittier-Los Nietos
- Willowbrook





# Zoning Code Changes

## New Permitting Requirements and Development Standards in Green Zone Districts (22.84)

- Applies to existing and new industrial uses located within 500 feet of a sensitive use on an unincorporated parcel, or a residential use on incorporated parcel to minimize adverse effects related to
  - odor,
  - noise,
  - aesthetic,
  - soil contamination,
  - vehicle circulation, and
  - air quality on nearby sensitive uses.
- Prohibits specific heavy industrial uses within 500 feet of a sensitive use in the Green Zone District; ex., acid, cement, and gas manufacture, metal plating, polymer plastic manufacture, explosives



# Development Standards



# Zoning Code Changes

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## Schedule for Compliance in Green Zone Districts (22.84.040)

- Requires existing uses to comply with new standards rather than continuing as a nonconforming use indefinitely.
- Schedule requires compliance within 3, 5, or 10 years and is based on type of improvements required and permitting process.



# Zoning Code Changes

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## **Definitions of sensitive uses to apply countywide and new standards for sensitive uses that locate adjacent to or adjoining an existing industrial, recycling or solid waste, or vehicle-related use (22.130)**

- Sensitive uses include:
  - dwelling units (except for accessory dwelling units),
  - Preschools, schools and school yards,
  - parks,
  - playgrounds,
  - daycare centers,
  - nursing homes,
  - hospitals, and
  - daycares or preschools as accessory to a place of worship in the Zones where they are permitted.
- Requires development standards related to landscaping, buffers, walls, air filtration, windows and balconies.



# Zoning Code Changes

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## **New Recycling and Waste Management Standards (Additions to Division 7, Chapter 22.140)**

- Adds new recycling and waste facilities and uses to the Zoning Code including organic waste uses to allow for permitting and better regulation.
- Recategorizes scrap metal yards and auto impound yards to recycling and waste management uses for better regulation of these types of facilities.



# Timeline

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## Ordinance

- May 22, 2020: Public Draft Release
- June and July, 2020: Public Outreach Meetings (Online)
- August 24, 2020: Comment Deadline

## Environmental Review

- June 5, 2020: Planned Initial Study Release
- June 25 and July date TBD: Public EIR Scoping Meetings (Online)
- August 24, 2020: Comment Deadline



# Next Steps

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## Community Outreach & Engagement

- Partnership with CBOs to target outreach in pilot GZ communities
- Additional Countywide outreach and online meetings (Planned for July)
- Outreach to business community

## Draft Implementation Guide

- Detailed guide to supplement ordinance





# Green Zones Program Contact

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